

2011 Property Tax Report

White County

with Comparisons to Prior Years



Legislative Services Agency

September 2011

This report describes property tax changes in White County between 2010 and 2011, with comparison to changes since 2007. In 2011, the changes from the big tax reform of 2008 were fully phased in with the elimination of the last of the state homestead credits. The 2009 recession affected assessments and local tax credits in many counties. Changes in local levies and assessments also were important in many counties.

Comparable Homestead Property Tax Changes in White County

The average homeowner saw a 5.5% tax bill increase from 2010 to 2011.

Homestead taxes in 2011 were still 27.8% lower than they were in 2007, before the property tax reforms.

91.1% of homeowners saw lower tax bills in 2011 than in 2007.

76.1% of homeowners saw tax increases of between 1% and 19% from 2010 to 2011.

The largest percentage of homeowners have seen between a 20% and 39% decrease in their tax bills from 2007 to 2011.

	2010 to 2011		2007 to 2011	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	5,137	80.3%	550	8.6%
No Change	241	3.8%	22	0.3%
Lower Tax Bill	1,019	15.9%	5,825	91.1%
Average Change in Tax Bill	5.5%		-27.8%	
Detailed Change in Tax Bill				
20% or More	269	4.2%	215	3.4%
10% to 19%	1,652	25.8%	101	1.6%
1% to 9%	3,216	50.3%	234	3.7%
0%	241	3.8%	22	0.3%
-1% to -9%	630	9.8%	435	6.8%
-10% to -19%	209	3.3%	832	13.0%
-20% to -29%	54	0.8%	1,142	17.9%
-30% to -39%	28	0.4%	1,440	22.5%
-40% to -49%	20	0.3%	943	14.7%
-50% to -59%	12	0.2%	437	6.8%
-60% to -69%	12	0.2%	188	2.9%
-70% to -79%	9	0.1%	118	1.8%
-80% to -89%	12	0.2%	92	1.4%
-90% to -99%	5	0.1%	66	1.0%
-100%	28	0.4%	132	2.1%
Total	6,397	100.0%	6,397	100.0%

Note: Percentages may not total due to rounding.

★★★★★
LOSS OF STATE HOMESTEAD
CREDIT RAISE HOMEOWNER
TAX BILLS
★★★★★

Homestead Property Taxes

Homestead property taxes increased 5.5% on average in White County in 2011. This was slightly more than the state average of 4.4%. White County homestead taxes were still 27.8% lower in 2011 than they were in 2007, before the big tax reform. The homestead tax increase in 2011 was mostly due to the phaseout of the state homestead credit in 2011. The state homestead credit was 4.4% in White County in 2010. A small increase in tax rates also contributed to the homestead tax bill increase.

Tax Rates

Property tax rates increased in most White County tax districts. The average tax rate increased by 2.0% because the increase in net assessed value was exceeded by a larger increase in the levy. Levies in White County increased by 3.0%. The biggest levy increases were in the county general fund, the North White Schools bus replacement fund, Tri County School Transportation fund, and the Twin Lakes Community Schools debt service and bus replacement funds. Twin Lakes Community Schools also reduced their capital projects fund levy. Tri County School debt service fund was reduced which offset the increase in their transportation fund. White County's total net assessed value increased 1.4% in 2011. (The certified net AV used to compute tax rates rose by 1.0%.) Homestead net assessments decreased by 0.2%, and agricultural net assessments increased by 3.4%. Other residential assessments showed a small decrease at 0.4%, while business net assessments increased by 2.6%.

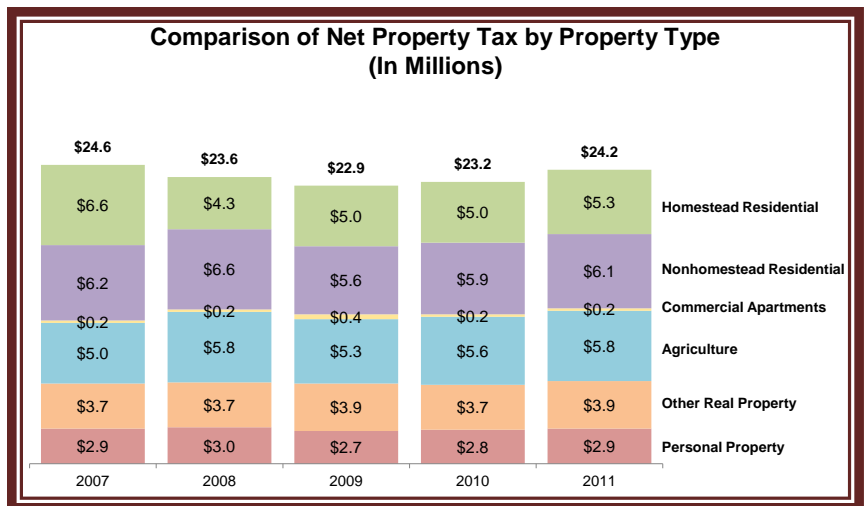
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*SMALL CHANGES IN TAX BILLS FOR
NONHOMESTEAD PROPERTY; A LARGER
INCREASE FOR AGRICULTURE*

★★★★★★

Net Tax Bill Changes - All Property Types

Net tax bills for all taxpayers rose 4.6% in White County in 2011, more than the statewide increase of 2.8%. Other residential property, which includes smaller rentals and second homes, saw net tax bills increase by 4.6%. Tax bills for commercial apartments increased by 0.1%. Business tax bills - which include commercial, industrial and utility buildings, land and equipment - rose by 5.6%. Agricultural tax bills rose 3.3%. This was mainly due to the 3.2% increase in the base rate assessment of farm land, from \$1,250 to \$1,290 per acre for taxes in 2011.



Tax Cap Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

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*TAX CAP CREDITS INCREASED
IN 2011*

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Total tax cap credit losses in White County were \$374,794, or 1.5% of the levy. This was less than the state average loss rate of 9.2% and less than the median value of 3.8% among all counties. Tax rates are the main determinant of tax cap credits, and White County's tax rates were less than the state median.

More than three-quarters of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. White County had no district tax rates above \$3 per \$100 assessed value, so no business property in the 3% tax cap category qualified for credits. The largest percentage losses were Monticello City and Monon Town. The largest dollar losses were in Monticello City, the Twin Lakes School Corporation, and the county unit.

White County Tax Cap Credits	1%	2%	3%	Elderly	Total	% of Levy
2010 Tax Cap Credits	\$42,948	\$190,338	\$0	\$306	\$233,592	1.0%
2011 Tax Cap Credits	77,370	295,163	0	2,261	374,794	1.5%
Change	\$34,422	\$104,825	\$0	\$1,955	\$141,202	0.5%

Tax cap credits increased in White County in 2011 by \$141,202, or 60%. The additional credits

represent an added loss of 0.5% of the total tax levy. Most of the increase in tax cap credits was in the 2% tax cap category. Increases in tax rates in districts where rates were already over \$2 per \$100 assessed value accounts for this credit increase. The elimination of the state homestead credit added to the 1% homestead tax cap credit increase.

The Effect of Recession

The 2009 recession had little effect on White County assessments for pay-2011. Business gross assessments soared due to construction of wind turbines. Most of this added assessed value appears to have been abated, but business net assessed value still increased. Homestead and other residential values fell, which may indicate a drop in construction or in property prices.

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*2009 RECESSION HAD LITTLE EFFECT
ON ASSESSMENTS IN PAY-2011*

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Property Type	Gross AV 2010	Gross AV 2011	Gross AV Change	Net AV 2010	Net AV 2011	Net AV Change
Homesteads	\$962,236,310	\$952,024,700	-1.1%	\$425,520,213	\$424,693,865	-0.2%
Other Residential	409,566,300	407,954,100	-0.4%	408,467,351	406,881,811	-0.4%
Ag Business/Land	439,297,300	453,407,600	3.2%	437,854,155	452,535,675	3.4%
Business Real/Personal	456,186,890	830,199,330	82.0%	393,002,024	403,349,093	2.6%
Total	\$2,267,286,800	\$2,643,585,730	16.6%	\$1,664,843,743	\$1,687,460,444	1.4%

Net AV equals Gross AV less deductions and exemptions • Tax rates are calculated on Net AV • Circuit breaker tax caps are calculated on Gross AV

White County Levy Comparison by Taxing Unit

Taxing Unit						%Change			
	2007	2008	2009	2010	2011	2007 - 2008	2008 - 2009	2009 - 2010	2010 - 2011
County Total	34,379,262	34,661,502	23,299,158	23,600,765	24,319,673	0.8%	-32.8%	1.3%	3.0%
State Unit	38,596	39,919	0	0	0	3.4%	-100.0%		
White County	6,442,378	6,347,120	6,484,775	6,390,185	6,631,372	-1.5%	2.2%	-1.5%	3.8%
Big Creek Township	25,895	26,622	27,760	28,426	28,793	2.8%	4.3%	2.4%	1.3%
Cass Township	16,071	16,555	17,328	15,382	18,142	3.0%	4.7%	-11.2%	17.9%
Honey Creek Township	54,127	55,311	57,695	58,108	59,649	2.2%	4.3%	0.7%	2.7%
Jackson Township	19,428	19,921	20,590	20,329	22,003	2.5%	3.4%	-1.3%	8.2%
Liberty Township	0	0	0	0	0				
Lincoln Township	24,555	24,668	25,602	25,714	26,326	0.5%	3.8%	0.4%	2.4%
Monon Township	126,823	129,344	133,825	134,477	137,561	2.0%	3.5%	0.5%	2.3%
Prairie Township	40,148	42,120	43,989	44,559	45,450	4.9%	4.4%	1.3%	2.0%
Princeton Township	40,329	41,596	43,146	41,905	30,037	3.1%	3.7%	-2.9%	-28.3%
Round Grove Township	26,967	26,847	27,114	24,694	28,199	-0.4%	1.0%	-8.9%	14.2%
Union Township	223,355	231,076	239,342	243,190	243,669	3.5%	3.6%	1.6%	0.2%
West Point Township	14,482	14,984	14,075	13,358	16,204	3.5%	-6.1%	-5.1%	21.3%
Monticello Civil City	2,372,841	2,398,069	2,430,345	2,481,533	2,550,830	1.1%	1.3%	2.1%	2.8%
Brookston Civil Town	183,117	185,709	198,360	204,954	217,635	1.4%	6.8%	3.3%	6.2%
Burnettsville Civil Town	13,155	13,461	14,267	14,620	14,827	2.3%	6.0%	2.5%	1.4%
Chalmers Civil Town	59,193	66,252	68,329	68,299	66,573	11.9%	3.1%	0.0%	-2.5%
Monon Civil Town	286,777	290,166	307,719	310,061	319,335	1.2%	6.0%	0.8%	3.0%
Reynolds Civil Town	61,270	61,946	66,088	66,467	68,675	1.1%	6.7%	0.6%	3.3%
Wolcott Civil Town	234,259	240,587	253,194	251,491	236,992	2.7%	5.2%	-0.7%	-5.8%
Pioneer Regional School Corp	325,891	327,155	232,650	223,258	238,321	0.4%	-28.9%	-4.0%	6.7%
North White School Corp	6,214,712	6,159,396	3,006,831	3,296,401	3,464,885	-0.9%	-51.2%	9.6%	5.1%
Frontier School Corp	3,661,138	3,699,251	1,941,348	2,169,062	2,214,263	1.0%	-47.5%	11.7%	2.1%
Tri County School Corp	3,241,682	3,228,912	1,638,701	1,658,092	1,572,359	-0.4%	-49.2%	1.2%	-5.2%
Twin Lakes Community School Corp	9,884,773	10,210,307	5,219,956	5,094,402	5,295,748	3.3%	-48.9%	-2.4%	4.0%
Brookston Public Library	144,985	148,993	156,264	120,398	147,975	2.8%	4.9%	-23.0%	22.9%
Monon Public Library	208,929	213,307	221,692	213,362	224,729	2.1%	3.9%	-3.8%	5.3%
Monticello Public Library	292,504	304,087	305,640	326,566	334,019	4.0%	0.5%	6.8%	2.3%
Wolcott Public Library	60,790	57,918	61,160	61,472	65,102	-4.7%	5.6%	0.5%	5.9%
Northwest Indiana Solid Waste Mgt Dist	0	0	0	0	0				
Monticello Redevelopment Comm	40,092	39,903	41,373	0	0	-0.5%	3.7%	-100.0%	

White County 2011 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						Net Tax Rate, Homesteads
Dist #	Taxing District	Tax Rate	LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
91001	Big Creek Township	1.3721	--	--	6.8595%	--	--	--	1.2780
91002	Chalmers Town	2.0908	--	--	1.3906%	--	--	--	2.0617
91003	Cass Township-Pioneer Regional Schools	1.4902	--	--	2.4701%	--	--	--	1.4534
91004	Cass Township-Twin Lakes Schools	1.1549	--	--	9.5233%	--	--	--	1.0449
91005	Honey Creek Township-North White Schools	1.2937	--	--	16.7944%	--	--	--	1.0764
91006	Honey Creek Township-Twin Lakes Schools	1.1983	--	--	3.0356%	--	--	--	1.1619
91007	Reynolds Town	1.8895	--	--	7.2716%	--	--	--	1.7521
91008	Jackson Township	1.2672	--	--	8.0368%	--	--	--	1.1654
91009	Burnettsville Town	1.4222	--	--	7.9738%	--	--	--	1.3088
91010	Liberty Township-North White Schools	1.2068	--	--	0.5789%	--	--	--	1.1998
91011	Liberty Township-Twin Lakes Schools	1.1114	--	--	0.0578%	--	--	--	1.1108
91012	Lincoln Township	1.1960	--	--	8.0959%	--	--	--	1.0992
91013	Monon Township	1.3902	--	--	8.2644%	--	--	--	1.2753
91014	Monon Town	2.7763	--	--	3.2042%	--	--	--	2.6873
91015	Prairie Township	1.4406	--	--	2.7557%	--	--	--	1.4009
91016	Brookston Town	2.0224	--	--	1.8040%	--	--	--	1.9859
91017	Princeton Township	1.2077	--	--	9.4240%	--	--	--	1.0939
91018	Wolcott Town	2.2303	--	--	9.2811%	--	--	--	2.0233
91019	Round Grove Township	1.1705	--	--	37.3067%	--	--	--	0.7338
91020	Union Township	1.2222	--	--	1.0426%	--	--	--	1.2095
91021	Monticello City	2.3199	--	--	7.3329%	--	--	--	2.1498
91022	West Point Township-Frontier Schools	1.3375	--	--	2.5758%	--	--	--	1.3030
91023	West Point Township-Tri Cnty Schools	1.1400	--	--	100.0000%	--	--	--	0.0000

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

White County 2011 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	77,370	284,889	0	2,261	364,520	24,319,673	1.5%
<i>TIF Total</i>	0	10,274	0	0	10,274	570,830	1.8%
<i>County Total</i>	77,370	295,163	0	2,261	374,794	24,890,503	1.5%
White County	13,243	47,198	0	546	60,987	6,631,372	0.9%
Big Creek Township	0	11	0	0	11	28,793	0.0%
Cass Township	0	0	0	0	0	18,142	0.0%
Honey Creek Township	1	0	0	0	1	59,649	0.0%
Jackson Township	0	0	0	1	1	22,003	0.0%
Liberty Township	0	0	0	0	0	0	
Lincoln Township	0	0	0	2	2	26,326	0.0%
Monon Township	31	595	0	5	632	137,561	0.5%
Prairie Township	1	7	0	1	9	45,450	0.0%
Princeton Township	1	124	0	0	124	30,037	0.4%
Round Grove Township	0	0	0	0	0	28,199	0.0%
Union Township	478	1,248	0	48	1,774	243,669	0.7%
West Point Township	0	0	0	0	0	16,204	0.0%
Monticello Civil City	35,817	93,520	0	598	129,934	2,550,830	5.1%
Brookston Civil Town	74	691	0	0	765	217,635	0.4%
Burnettsville Civil Town	0	0	0	0	0	14,827	0.0%
Chalmers Civil Town	39	958	0	1	998	66,573	1.5%
Monon Civil Town	2,050	39,075	0	0	41,125	319,335	12.9%
Reynolds Civil Town	23	0	0	0	23	68,675	0.0%
Wolcott Civil Town	28	6,516	0	0	6,544	236,992	2.8%
Pioneer Regional School Corp	0	0	0	3	3	238,321	0.0%
North White School Corp	1,179	21,931	0	58	23,169	3,464,885	0.7%
Frontier School Corp	157	2,184	0	21	2,363	2,214,263	0.1%
Tri County School Corp	19	4,533	0	0	4,553	1,572,359	0.3%
Twin Lakes Community School Corp	22,361	58,387	0	900	81,649	5,295,748	1.5%
Brookston Public Library	11	103	0	2	116	147,975	0.1%
Monon Public Library	157	2,999	0	7	3,163	224,729	1.4%
Monticello Public Library	1,698	4,433	0	67	6,197	334,019	1.9%
Wolcott Public Library	2	376	0	0	378	65,102	0.6%
Northwest Indiana Solid Waste Mgt Dist	0	0	0	0	0	0	
Monticello Redevelopment Comm	0	0	0	0	0	0	
TIF - Monti TIF02	0	94	0	0	94	356,248	0.0%
TIF - Monti TIF04	0	10,180	0	0	10,180	137,039	7.4%
TIF - HNW TIF03	0	0	0	0	0	77,543	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.